HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

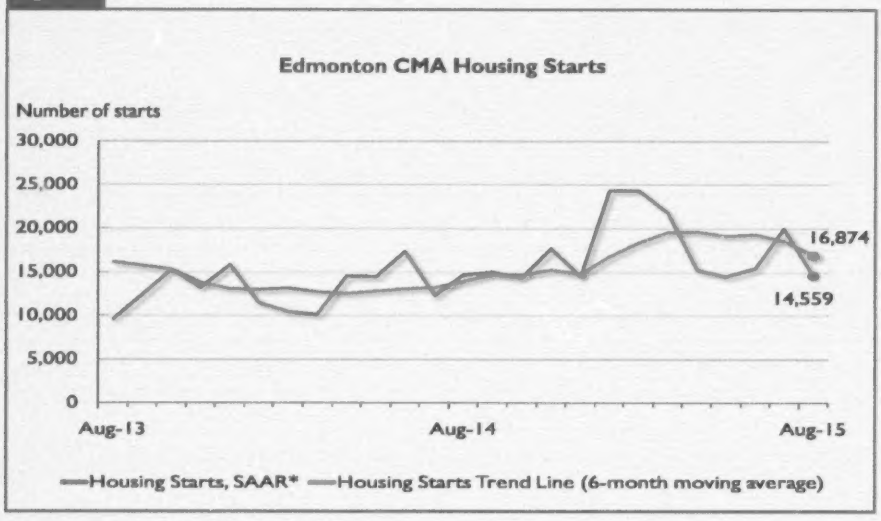
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2015

Highlights

- Actual housing starts decline in August
- Compositional factors push the average single-detached absorbed price higher
- Multi-family housing starts continue to surpass last year's levels

Figure 1



* SAAR[1]: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

Table of Contents

1 Highlights
2 Housing Market Overview
4 Maps of Edmonton
10 Housing Now Report Tables
11 Housing Starts
12 Summary by Market
19 Starts
22 Completions
25 Absorptions
27 Average Price
28 MLS® Activity
29 Economic Indicators

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Housing Market Overview

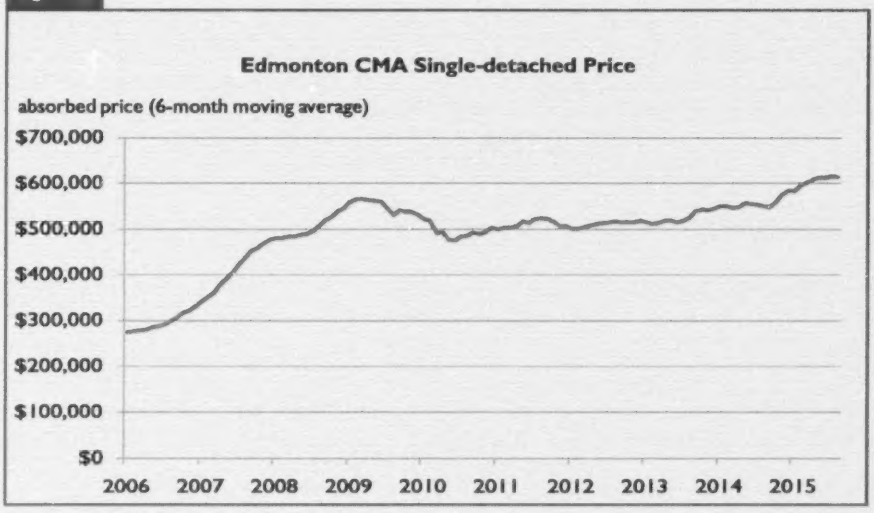
Total housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 16,874 units in August compared to 18,504 in July. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA declined two per cent year-over-year to 1,289 units in August. The decline was a result of lower single-detached starts, which more than offset an increase in the multi-family sector. On a year-to-date basis, strength in the multi-family sector has led to a 41 per cent increase in total housing starts over the first eight months of 2014.

Lower consumer confidence, slower employment growth and increased competition from a higher supplied resale market continued to temper construction of single-detached homes in August. Builders poured foundations for 513 single-detached units in August, down 25 per cent from the 685 starts in the same month of 2014. Within the city of Edmonton, 327 single-detached starts were recorded, 30 per cent lower than one year prior. After eight months of 2015, single-detached starts in the Edmonton CMA were down six per cent from the same period of 2014.

Single-detached completions were up three per cent year-over-year in August, as builders put the finishing touches on 611 homes. At the same time, absorptions increased to 652 units from 616 in the same month one year prior. With absorptions outpacing completions inventory moved lower on a month-to-month basis, declining to 599 units. Despite the decline, the number of homes in inventory was still higher than one year prior when 541 single-detached homes were completed and unabsorbed. Both the number of spec homes and show homes increased on a year-over-year basis.

Figure 2



Source: CMHC

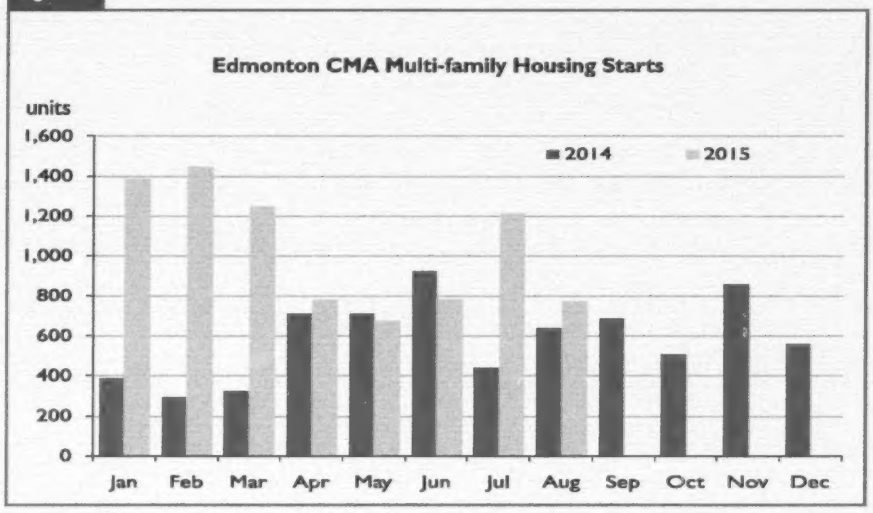
The average single-detached absorbed price in the Edmonton CMA was $605,393 in August, 12 per cent higher than the average one year prior. Compositional changes continued to drive the increase in the average price. Homes priced above $600,000 accounted for 37 per cent of absorptions, up from 20 per cent in the same period one year prior.

On a year-to-date basis, the average absorbed price for a single-detached home was $606,923, up from $552,102 in the same period of 2014.

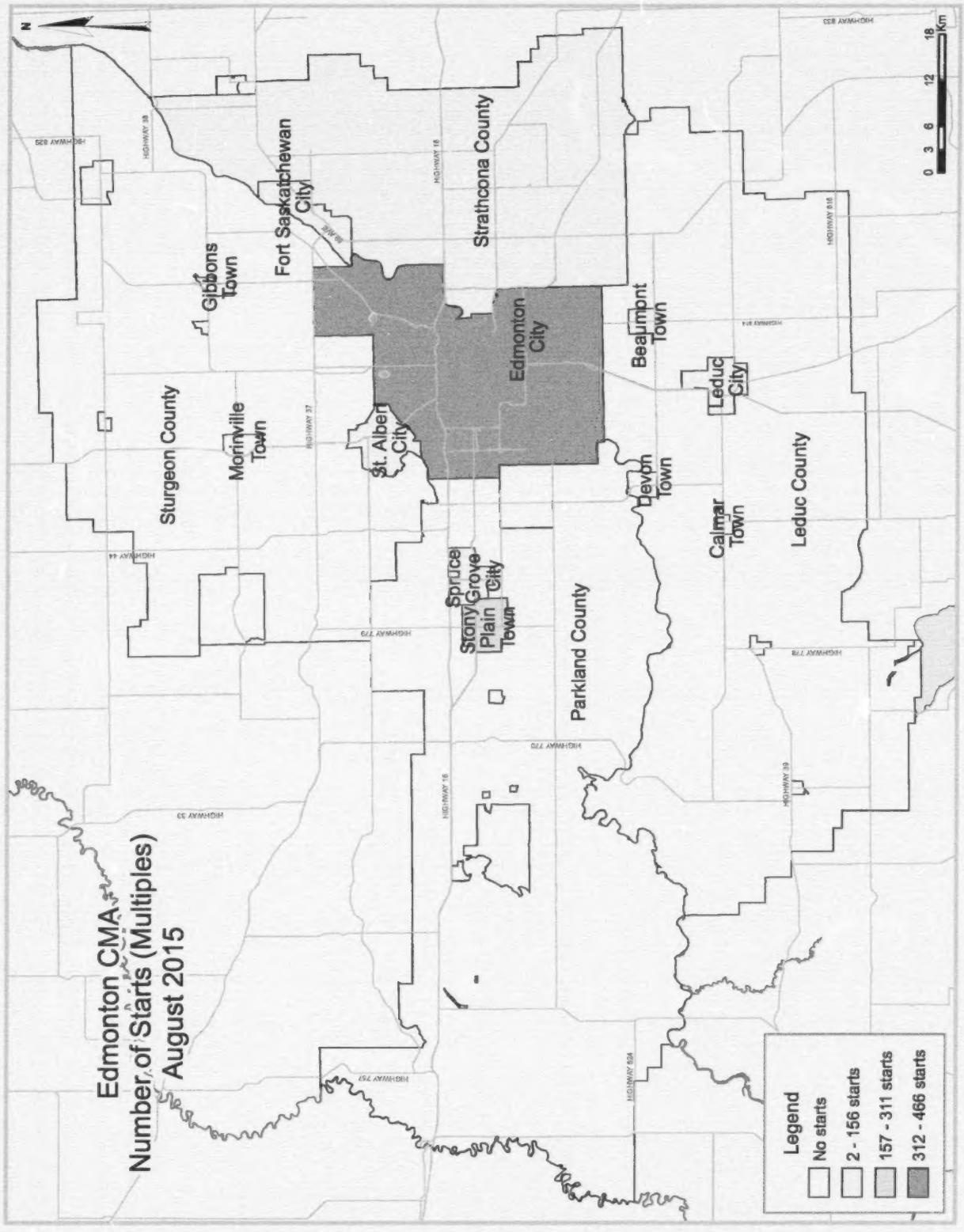
Multi-family starts in the Edmonton CMA, which include semi-detached, row, and apartment units, increased 22 per cent in August as 776 units were started, up from 637 in the same month of 2014. While all three segments of the market made gains, row starts increased by the largest margin. Through the first eight months of 2015, multi-family starts totalled 8,310, up from 4,430 in the same period of 2014. Rental starts accounted for 26 per cent of the 8,310 starts through August, up from 16 per cent in the same period of 2014. A relatively low vacancy rate in the Edmonton CMA has spurred construction of rental projects in 2015.

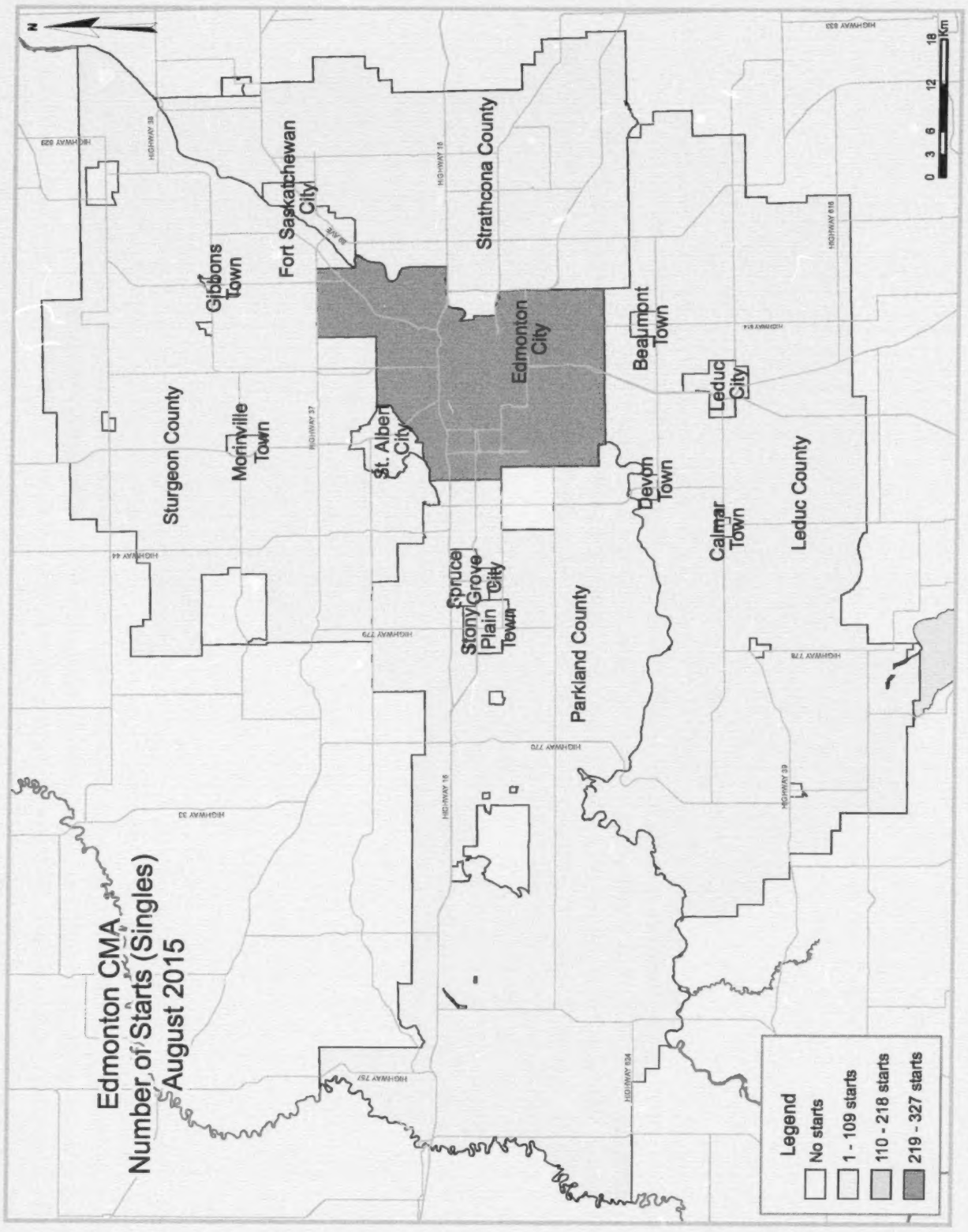
Completions of multi-family units totalled 825 in August, up from 564 in the same month of 2014. Although completions increased, the number of units under construction remained above 2014 levels, at 12,218 units. The number of multi-family units in inventory on the ownership market rose to 598 in August, up from 477 in the same month one year prior. Both the number of row and semi-detached units in inventory increased on a year-over-year basis, while apartment inventory declined by six per cent over the same period.

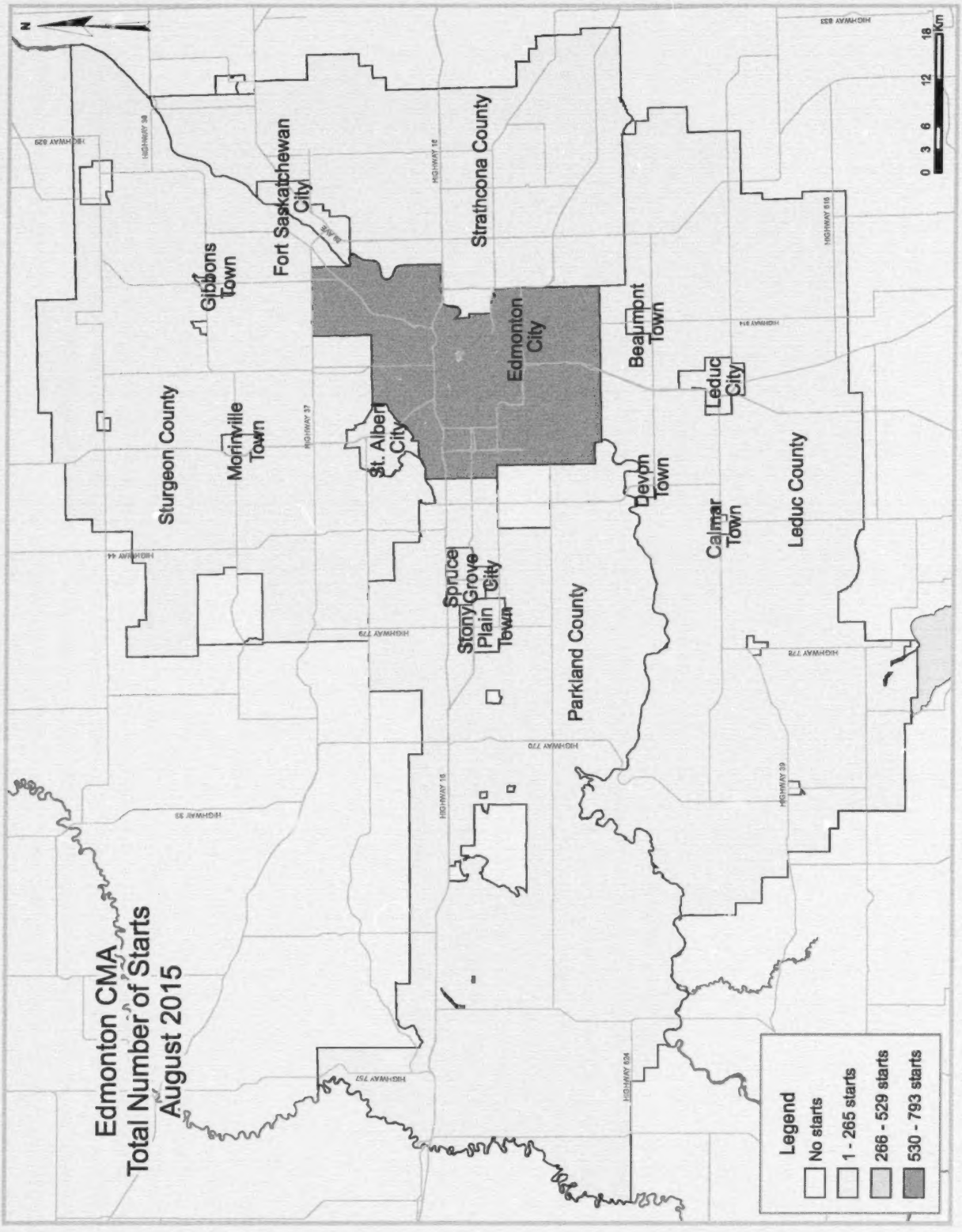
Figure 3

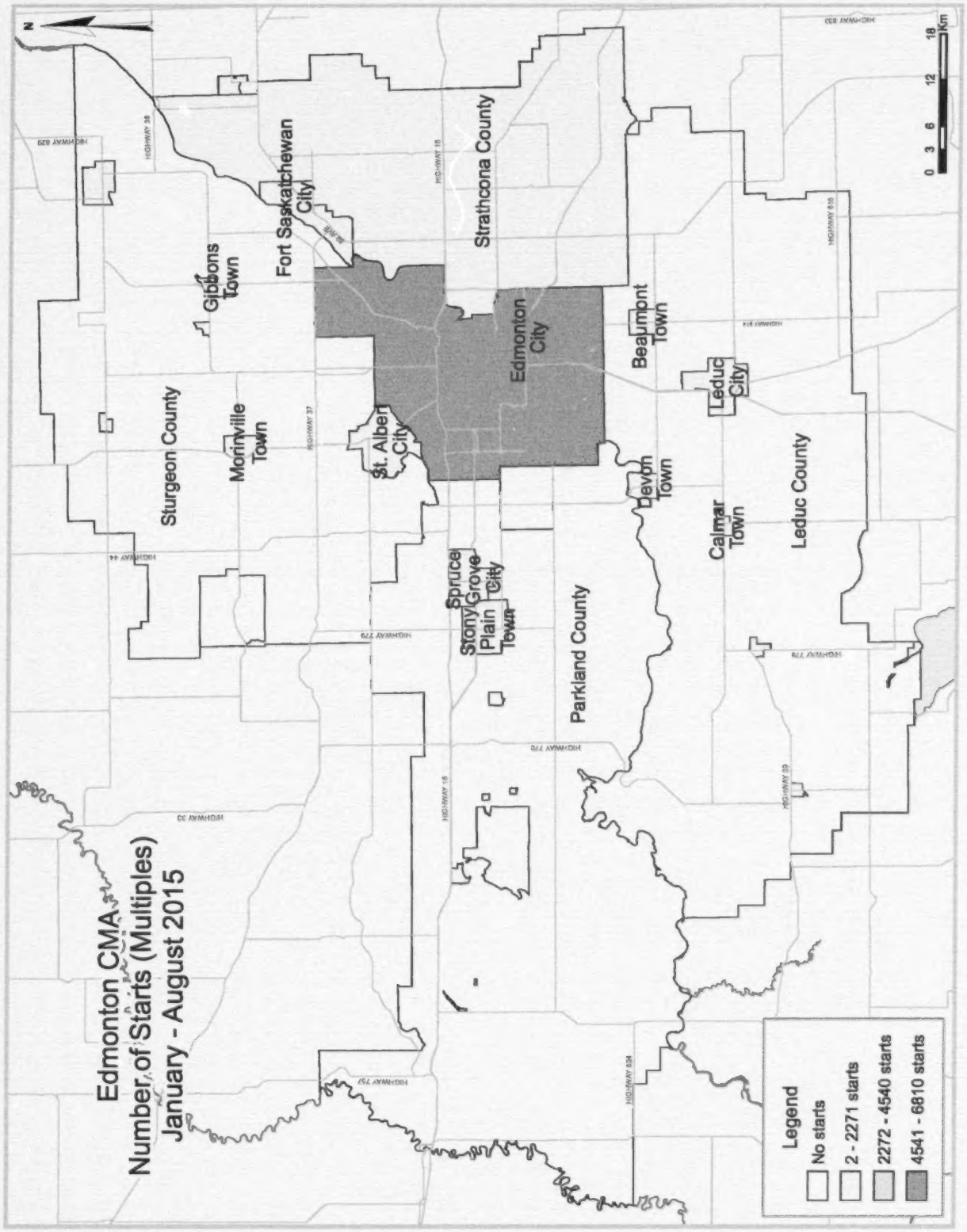


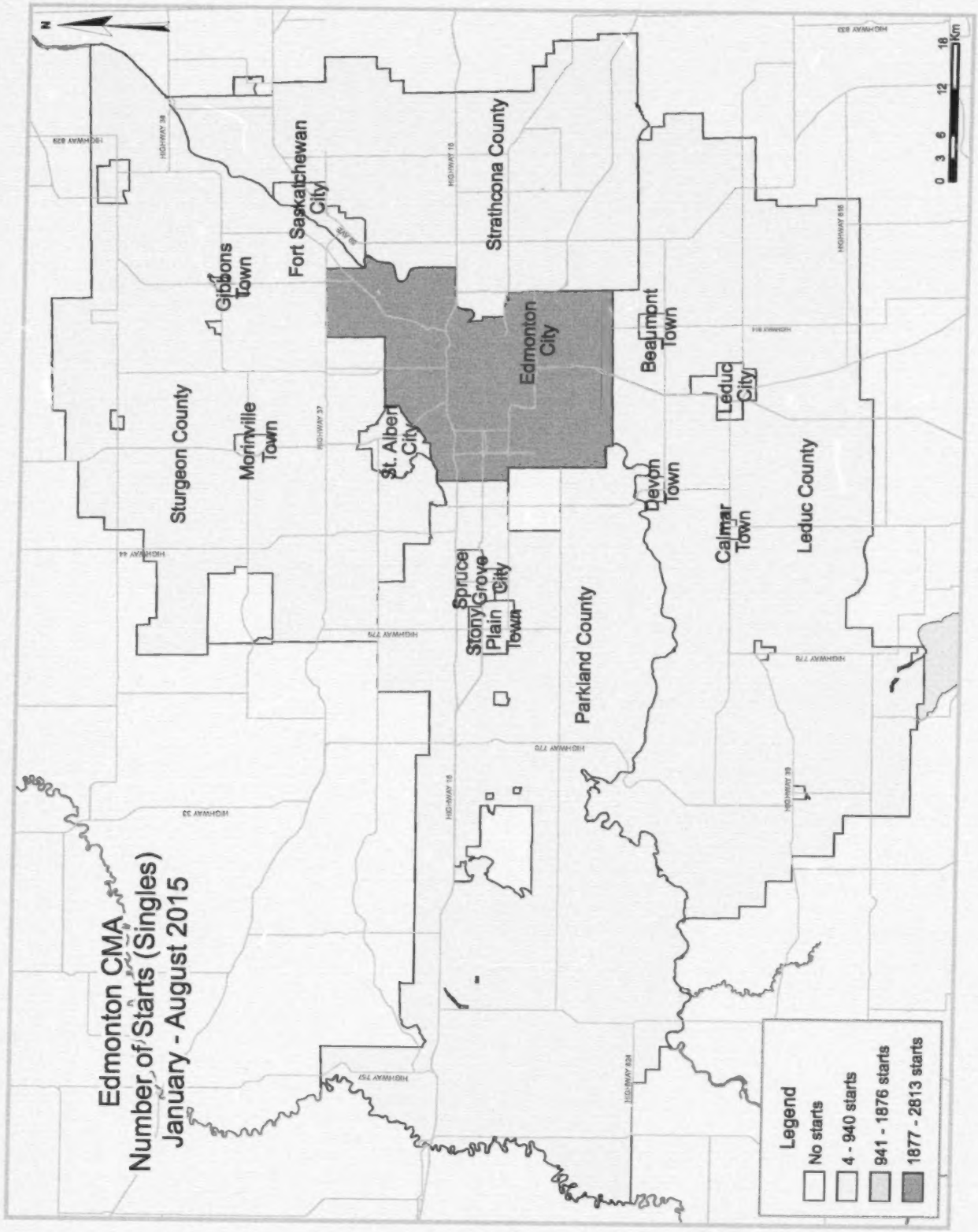
Source: CMHC

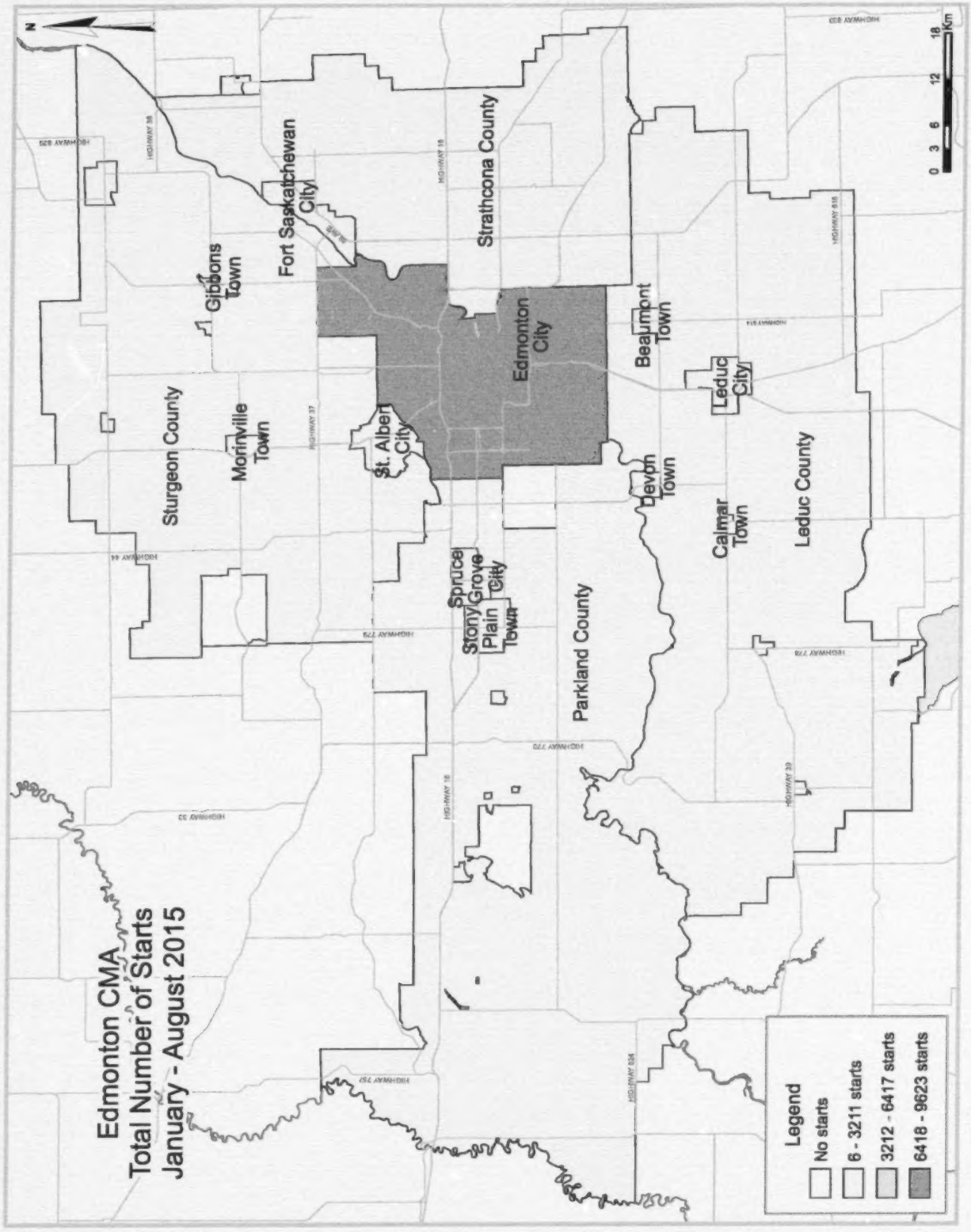

Edmonton CMA
Number of Starts (Multiples)
August 2015
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain City
Town
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 44
HIGHWAY 770
HIGHWAY 39
HIGHWAY 60
Legend
No starts
2 - 156 starts
157 - 311 starts
312 - 466 starts


Edmonton CMA
Number of Starts (Singles)
August 2015
Legend
No starts
1 - 109 starts
110 - 218 starts
219 - 327 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
August 2015
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 44
HIGHWAY 779
HIGHWAY 770
HIGHWAY 39
HIGHWAY 60
HIGHWAY 628
HIGHWAY 757
HIGHWAY 633
HIGHWAY 814
HIGHWAY 616
Legend
No starts
1 - 265 starts
266 - 529 starts
530 - 793 starts


Edmonton CMA
Number of Starts (Multiples)
January - August 2015
Legend
No starts
2 - 2271 starts
2272 - 4540 starts
4541 - 6810 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 44
HIGHWAY 770
HIGHWAY 39
HIGHWAY 60
HIGHWAY 628
HIGHWAY 630
HIGHWAY 814
HIGHWAY 616
HIGHWAY 33
HIGHWAY 757
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
January - August 2015
N
0 3 6 12 18 Km
Legend
No starts
4 - 940 starts
941 - 1876 starts
1877 - 2813 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
January - August 2015
Legend
No starts
6 - 3211 starts
3212 - 6417 starts
6418 - 9623 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 44
HIGHWAY 779
HIGHWAY 770
HIGHWAY 33
HIGHWAY 825
HIGHWAY 814
HIGHWAY 60
HIGHWAY 757
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2015		
Edmonton CMA[1]	July 2015	August 2015
Trend[2]	18,501	16,874
SAAR	19,912	14,559
	August 2014	August 2015
Actual		
August - Single-Detached	685	513
August - Multiples	637	776
August - Total	1,322	1,289
January to August - Single-Detached	4,308	4,043
January to August - Multiples	4,430	8,310
January to August - Total	8,738	12,353

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2015	498	190	94	15	142	168	0	182	1,289
August 2014	685	206	37	0	60	242	0	92	1,322
% Change	-27.3	-7.8	154.1	n/a	136.7	-30.6	n/a	97.8	-2.5
Year-to-date 2015	4,019	1,630	579	24	937	3,041	114	2,009	12,353
Year-to-date 2014	4,305	1,666	319	2	572	1,183	5	686	8,738
% Change	-6.6	-2.2	81.5	**	63.8	157.1	**	192.9	41.4
UNDER CONSTRUCTION									
August 2015	4,010	1,644	567	20	1,053	5,574	176	3,204	16,248
August 2014	4,226	1,648	411	7	1,004	4,174	17	2,603	14,090
% Change	-5.1	-0.2	38.0	185.7	4.9	33.5	**	23.1	15.3
COMPLETIONS									
August 2015	610	220	101	1	93	0	7	404	1,436
August 2014	591	180	45	0	67	86	0	186	1,155
% Change	3.2	22.2	124.4	n/a	38.8	-100.0	n/a	117.2	24.3
Year-to-date 2015	4,692	1,628	355	12	779	1,333	85	1,772	10,656
Year-to-date 2014	4,031	1,346	256	1	526	757	10	1,722	8,649
% Change	16.4	21.0	38.7	**	48.1	76.1	**	2.9	23.2
COMPLETED & NOT ABSORBED									
August 2015	598	298	37	1	74	189	n/a	n/a	1,197
August 2014	539	180	20	2	76	201	n/a	n/a	1,018
% Change	10.9	65.6	85.0	-50.0	-2.6	-6.0	n/a	n/a	17.6
ABSORBED									
August 2015	652	196	88	0	85	27	n/a	n/a	1,048
August 2014	616	159	49	0	60	104	n/a	n/a	989
% Change	5.8	23.3	79.6	n/a	41.7	-74.0	n/a	n/a	6.1
Year-to-date 2015	4,615	1,558	252	12	744	1,300	n/a	n/a	8,481
Year-to-date 2014	4,110	1,373	271	0	608	822	n/a	n/a	7,184
% Change	12.3	13.5	-7.0	n/a	22.4	58.2	n/a	n/a	18.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
August 2015	326	128	54	1	90	12	0	182	793
August 2014	468	162	19	0	48	121	0	0	818
Beaumont Town									
August 2015	24	6	0	0	0	0	0	0	30
August 2014	11	2	0	0	0	0	0	0	13
Devon Town									
August 2015	1	0	0	0	0	0	0	0	1
August 2014	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
August 2015	11	22	3	0	4	0	0	0	40
August 2014	23	4	0	0	7	0	0	0	34
Leduc City									
August 2015	27	6	0	0	20	0	0	0	53
August 2014	20	6	15	0	0	0	0	0	41
Leduc County									
August 2015	12	0	0	0	0	0	0	0	12
August 2014	14	0	0	0	0	0	0	0	14
Morinville Town									
August 2015	2	0	0	0	0	0	0	0	2
August 2014	4	0	3	0	0	0	0	36	43
Parkland County									
August 2015	26	0	0	0	0	0	0	0	26
August 2014	24	2	0	0	0	0	0	0	26
Spruce Grove City									
August 2015	17	14	4	0	0	0	0	0	35
August 2014	40	14	0	0	0	0	0	0	54
St. Albert City									
August 2015	14	2	0	0	0	0	0	0	16
August 2014	18	2	0	0	0	121	0	0	141
Stony Plain Town									
August 2015	9	8	33	14	24	110	0	0	198
August 2014	14	8	0	0	0	0	0	0	22
Strathcona County									
August 2015	22	4	0	0	4	46	0	0	76
August 2014	24	6	0	0	5	0	0	56	91
Sturgeon County									
August 2015	4	0	0	0	0	0	0	0	4
August 2014	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
August 2015	3	0	0	0	0	0	0	0	3
August 2014	12	0	0	0	0	0	0	0	12
First Nations									
August 2015	0	0	0	0	0	0	0	0	0
August 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
August 2015	498	190	94	15	142	168	0	182	1,289
August 2014	685	206	37	0	60	242	0	92	1,322

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
August 2015	2,670	1,184	463	4	836	4,723	84	2,635	12,599
August 2014	2,867	1,238	299	7	784	3,763	5	1,880	10,843
Beaumont Town									
August 2015	114	24	24	0	0	8	0	126	296
August 2014	108	26	0	0	0	0	0	0	134
Devon Town									
August 2015	6	2	0	0	0	0	0	0	8
August 2014	4	2	0	0	0	0	0	0	6
Fort Saskatchewan City									
August 2015	136	106	3	0	17	0	80	96	438
August 2014	172	50	4	0	17	0	0	71	314
Leduc City									
August 2015	162	52	29	0	43	160	8	104	558
August 2014	203	106	47	0	41	160	8	0	565
Leduc County									
August 2015	118	0	0	0	0	0	0	0	118
August 2014	117	0	0	0	0	0	0	0	117
Morinville Town									
August 2015	32	10	0	0	0	0	0	36	78
August 2014	29	2	3	0	0	0	0	73	107
Parkland County									
August 2015	124	2	0	0	0	0	0	0	126
August 2014	94	4	0	0	0	0	0	0	98
Spruce Grove City									
August 2015	162	148	11	0	43	140	0	0	504
August 2014	172	108	52	0	24	0	0	247	603
St. Albert City									
August 2015	104	34	0	0	54	119	0	110	421
August 2014	118	8	0	0	74	193	0	188	581
Stony Plain Town									
August 2015	58	32	33	14	32	150	0	0	319
August 2014	55	40	6	0	11	0	0	0	112
Strathcona County									
August 2015	191	46	0	2	28	274	0	93	634
August 2014	184	64	0	0	53	58	0	144	503
Sturgeon County									
August 2015	83	0	0	0	0	0	0	0	83
August 2014	59	0	0	0	0	0	0	0	59
Remainder of the CMA									
August 2015	50	4	4	0	0	0	4	4	66
August 2014	44	0	0	0	0	0	4	0	48
First Nations									
August 2015	0	0	0	0	0	0	0	0	0
August 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
August 2015	4,010	1,644	567	20	1,053	5,574	176	3,204	16,248
August 2014	4,226	1,648	411	7	1,004	4,174	17	2,603	14,090

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
August 2015	413	126	90	1	64	0	0	300	994
August 2014	344	86	4	0	44	86	0	79	643
Beaumont Town									
August 2015	4	0	0	0	0	0	0	0	4
August 2014	14	8	15	0	0	0	0	0	37
Devon Town									
August 2015	1	0	0	0	0	0	0	0	1
August 2014	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
August 2015	24	32	0	0	0	0	7	0	63
August 2014	20	14	0	0	0	0	0	71	105
Leduc City									
August 2015	13	10	4	0	0	0	0	0	27
August 2014	22	12	3	0	0	0	0	0	37
Leduc County									
August 2015	8	0	0	0	0	0	0	0	8
August 2014	13	0	0	0	0	0	0	0	13
Morinville Town									
August 2015	12	0	3	0	8	0	0	0	23
August 2014	5	0	8	0	0	0	0	0	13
Parkland County									
August 2015	20	0	0	0	0	0	0	0	20
August 2014	25	2	0	0	0	0	0	0	27
Spruce Grove City									
August 2015	32	34	4	0	3	0	0	104	177
August 2014	58	48	15	0	6	0	0	0	127
St. Albert City									
August 2015	12	2	0	0	6	0	0	0	20
August 2014	20	0	0	0	6	0	0	0	26
Stony Plain Town									
August 2015	15	6	0	0	8	0	0	0	29
August 2014	28	8	0	0	3	0	0	0	39
Strathcona County									
August 2015	28	10	0	0	4	0	0	0	42
August 2014	21	2	0	0	8	0	0	0	31
Sturgeon County									
August 2015	22	0	0	0	0	0	0	0	22
August 2014	14	0	0	0	0	0	0	0	14
Remainder of the CMA									
August 2015	6	0	0	0	0	0	0	0	6
August 2014	7	0	0	0	0	0	0	36	43
First Nations									
August 2015	0	0	0	0	0	0	0	0	0
August 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
August 2015	610	220	101	1	93	0	7	404	1,436
August 2014	591	180	45	0	67	86	0	186	1,155

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
August 2015	311	145	21	1	22	160	n/a	n/a	660
August 2014	279	110	8	2	37	151	n/a	n/a	587
Beaumont Town									
August 2015	21	0	3	0	0	0	n/a	n/a	24
August 2014	20	3	1	0	0	0	n/a	n/a	24
Devon Town									
August 2015	1	0	0	0	0	0	n/a	n/a	1
August 2014	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
August 2015	49	26	2	0	1	0	n/a	n/a	78
August 2014	35	12	0	0	1	0	n/a	n/a	48
Leduc City									
August 2015	59	26	2	0	7	0	n/a	n/a	94
August 2014	35	6	7	0	3	0	n/a	n/a	51
Leduc County									
August 2015	5	0	0	0	0	0	n/a	n/a	5
August 2014	4	0	0	0	0	0	n/a	n/a	4
Morinville Town									
August 2015	7	0	0	0	0	0	n/a	n/a	7
August 2014	1	0	2	0	0	0	n/a	n/a	3
Parkland County									
August 2015	5	1	0	0	0	0	n/a	n/a	6
August 2014	12	2	0	0	0	0	n/a	n/a	14
Spruce Grove City									
August 2015	40	54	3	0	8	29	n/a	n/a	134
August 2014	56	32	2	0	5	49	n/a	n/a	144
St. Albert City									
August 2015	36	13	0	0	3	0	n/a	n/a	52
August 2014	38	2	0	0	11	1	n/a	n/a	52
Stony Plain Town									
August 2015	27	20	6	0	13	0	n/a	n/a	66
August 2014	21	8	0	0	9	0	n/a	n/a	38
Strathcona County									
August 2015	32	13	0	0	20	0	n/a	n/a	65
August 2014	30	5	0	0	10	0	n/a	n/a	45
Sturgeon County									
August 2015	0	0	0	0	0	0	n/a	n/a	0
August 2014	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
August 2015	5	0	0	0	0	0	n/a	n/a	5
August 2014	8	0	0	0	0	0	n/a	n/a	8
First Nations									
August 2015	0	0	0	0	0	0	n/a	n/a	0
August 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
August 2015	598	298	37	1	74	189	n/a	n/a	1,197
August 2014	539	180	20	2	76	201	n/a	n/a	1,018

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
August 2015	452	136	80	0	57	25	n/a	n/a	750
August 2014	379	81	6	0	45	99	n/a	n/a	610
Beaumont Town									
August 2015	9	0	0	0	0	0	n/a	n/a	9
August 2014	15	6	15	0	0	0	n/a	n/a	36
Devon Town									
August 2015	1	0	0	0	0	0	n/a	n/a	1
August 2014	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
August 2015	25	17	1	0	2	0	n/a	n/a	45
August 2014	19	14	0	0	0	0	n/a	n/a	33
Leduc City									
August 2015	10	7	2	0	0	0	n/a	n/a	19
August 2014	26	13	8	0	0	0	n/a	n/a	47
Leduc County									
August 2015	8	0	0	0	0	0	n/a	n/a	8
August 2014	15	0	0	0	0	0	n/a	n/a	15
Morinville Town									
August 2015	10	0	3	0	8	0	n/a	n/a	21
August 2014	6	0	6	0	0	0	n/a	n/a	12
Parkland County									
August 2015	23	2	0	0	0	0	n/a	n/a	25
August 2014	23	0	0	0	0	0	n/a	n/a	23
Spruce Grove City									
August 2015	32	21	2	0	5	2	n/a	n/a	62
August 2014	47	34	14	0	5	2	n/a	n/a	102
St. Albert City									
August 2015	15	1	0	0	6	0	n/a	n/a	22
August 2014	25	1	0	0	3	3	n/a	n/a	32
Stony Plain Town									
August 2015	13	5	0	0	0	0	n/a	n/a	18
August 2014	19	8	0	0	3	0	n/a	n/a	30
Strathcona County									
August 2015	28	7	0	0	7	0	n/a	n/a	42
August 2014	22	2	0	0	4	0	n/a	n/a	28
Sturgeon County									
August 2015	22	0	0	0	0	0	n/a	n/a	22
August 2014	14	0	0	0	0	0	n/a	n/a	14
Remainder of the CMA									
August 2015	4	0	0	0	0	0	n/a	n/a	4
August 2014	6	0	0	0	0	0	n/a	n/a	6
First Nations									
August 2015	0	0	0	0	0	0	n/a	n/a	0
August 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
August 2015	652	196	88	0	85	27	n/a	n/a	1,048
August 2014	616	159	49	0	60	104	n/a	n/a	988

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA
2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	% Change
Edmonton City	327	468	138	164	134	65	194	121	793	818	-3.1
Beaumont Town	24	11	6	2	0	0	0	0	30	13	130.8
Calmar Town	3	2	0	0	0	0	0	0	3	2	50.0
Devon Town	1	1	0	0	0	0	0	0	1	1	0.0
Fort Saskatchewan City	11	23	22	4	7	7	0	0	40	34	17.6
Gibbons Town	0	3	0	0	0	0	0	0	0	3	-100.0
Leduc City	27	20	6	6	20	15	0	0	53	41	29.3
Leduc County	12	14	0	0	0	0	0	0	12	14	-14.3
Morinville Town	2	4	0	0	0	3	0	36	2	43	-95.3
Parkland County	26	24	0	2	0	0	0	0	26	26	0.0
Spruce Grove City	17	40	14	14	4	0	0	0	35	54	-35.2
St. Albert City	14	18	2	2	0	0	0	121	16	141	-88.7
Stony Plain Town	23	14	24	8	41	0	110	0	198	22	**
Strathcona County	22	24	8	8	0	3	46	56	76	91	-16.5
Sturgeon County	4	12	0	0	0	0	0	0	4	12	-66.7
Remainder of the CMA	0	7	0	0	0	0	0	0	0	7	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	513	685	220	210	206	93	350	334	1,289	1,322	-2.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	2,813	3,008	1,248	1,274	1,243	548	4,319	1,318	9,623	6,148	56.5
Beaumont Town	96	82	22	20	27	3	134	0	279	105	165.7
Calmar Town	10	17	0	0	4	0	0	0	14	17	-17.6
Devon Town	4	4	2	2	0	0	0	0	6	6	0.0
Fort Saskatchewan City	137	190	132	74	56	11	96	0	421	275	53.1
Gibbons Town	0	7	0	0	0	0	0	0	0	7	-100.0
Leduc City	137	177	52	110	67	72	14	0	270	359	-24.8
Leduc County	86	66	0	0	0	0	0	0	86	66	30.3
Morinville Town	28	31	10	2	4	3	0	36	42	72	-41.7
Parkland County	108	96	0	6	0	0	0	0	108	102	5.9
Spruce Grove City	176	215	140	122	25	86	72	104	413	527	-21.6
St. Albert City	105	133	40	50	5	22	16	231	166	436	-61.9
Stony Plain Town	72	67	48	46	45	12	150	0	315	125	152.0
Strathcona County	181	144	88	80	0	18	245	144	514	386	33.2
Sturgeon County	71	55	0	0	0	0	0	0	71	55	29.1
Remainder of the CMA	19	16	2	0	0	0	4	36	25	52	-51.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	4,043	4,308	1,784	1,786	1,476	775	5,050	1,869	12,353	8,738	41.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Edmonton City	134	65	0	0	12	121	182	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	7	7	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	20	15	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	3	0	0	0	0	0	36
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	121	0	0
Stony Plain Town	41	0	0	0	110	0	0	0
Strathcona County	0	3	0	0	46	0	0	56
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	206	93	0	0	168	242	182	92

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	1,173	548	70	0	2,579	1,062	1,740	256
Beaumont Town	27	3	0	0	8	0	126	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	16	11	40	0	0	0	96	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	67	68	0	4	0	0	14	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	3	0	0	0	0	0	36
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	25	86	0	0	72	0	0	104
St. Albert City	5	22	0	0	16	121	0	110
Stony Plain Town	45	12	0	0	150	0	0	0
Strathcona County	0	18	0	0	216	0	29	144
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	4	36
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,362	771	114	4	3,041	1,183	2,009	686

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market August 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Edmonton City	508	649	103	169	182	0	793	818
Beaumont Town	30	13	0	0	0	0	30	13
Calmar Town	3	2	0	0	0	0	3	2
Devon Town	1	1	0	0	0	0	1	1
Fort Saskatchewan City	36	27	4	7	0	0	40	34
Gibbons Town	0	3	0	0	0	0	0	3
Leduc City	33	41	20	0	0	0	53	41
Leduc County	12	14	0	0	0	0	12	14
Morinville Town	2	7	0	0	0	36	2	43
Parkland County	26	26	0	0	0	0	26	26
Spruce Grove City	35	54	0	0	0	0	35	54
St. Albert City	16	20	0	121	0	0	16	141
Stony Plain Town	50	22	148	0	0	0	198	22
Strathcona County	26	30	50	5	0	56	76	91
Sturgeon County	4	12	0	0	0	0	4	12
Remainder of the CMA	0	7	0	0	0	0	0	7
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	782	928	325	302	182	92	1,289	1,322

Table 2.5: Starts by Submarket and by Intended Market January - August 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	4,422	4,411	3,391	1,480	1,810	257	9,623	6,148
Beaumont Town	145	105	8	0	126	0	279	105
Calmar Town	10	17	0	0	4	0	14	17
Devon Town	6	6	0	0	0	0	6	6
Fort Saskatchewan City	268	258	17	17	136	0	421	275
Gibbons Town	0	7	0	0	0	0	0	7
Leduc City	219	328	37	27	14	4	270	359
Leduc County	86	66	0	0	0	0	86	66
Morinville Town	38	36	4	0	0	36	42	72
Parkland County	108	102	0	0	0	0	108	102
Spruce Grove City	331	411	82	12	0	104	413	527
St. Albert City	141	143	25	183	0	110	166	436
Stony Plain Town	123	119	192	6	0	0	315	125
Strathcona County	239	210	246	32	29	144	514	386
Sturgeon County	71	55	0	0	0	0	71	55
Remainder of the CMA	21	16	0	0	4	36	25	52
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	6,228	6,290	4,002	1,757	2,123	691	12,353	8,738

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	% Change
Edmonton City	414	344	134	108	146	26	300	165	994	643	54.6
Beaumont Town	4	14	0	8	0	15	0	0	4	37	-89.2
Calmar Town	2	5	0	0	0	0	0	0	2	5	-60.0
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	24	20	32	14	7	0	0	71	63	105	-40.0
Gibbons Town	1	0	0	0	0	0	0	0	1	0	n/a
Leduc City	13	22	10	12	4	3	0	0	27	37	-27.0
Leduc County	8	13	0	0	0	0	0	0	8	13	-38.5
Morinville Town	12	5	0	0	11	8	0	0	23	13	76.9
Parkland County	20	25	0	2	0	0	0	0	20	27	-25.9
Spruce Grove City	32	58	34	48	7	21	104	0	177	127	39.4
St. Albert City	12	20	8	6	0	0	0	0	20	26	-23.1
Stony Plain Town	15	28	6	8	8	3	0	0	29	39	-25.6
Strathcona County	28	21	14	6	0	4	0	0	42	31	35.5
Sturgeon County	22	14	0	0	0	0	0	0	22	14	57.1
Remainder of the CMA	3	2	0	0	0	0	0	36	3	38	-92.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	611	591	238	212	183	80	404	272	1,436	1,155	24.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	3,265	2,672	1,222	1,068	868	392	2,564	1,714	7,919	5,846	35.5
Beaumont Town	98	93	22	32	4	42	0	104	124	271	-54.2
Calmar Town	15	17	0	0	0	0	0	0	15	17	-11.8
Devon Town	4	2	0	0	0	0	0	0	4	2	100.0
Fort Saskatchewan City	149	152	96	64	11	0	0	71	256	287	-10.8
Gibbons Town	6	15	0	0	0	0	0	0	6	15	-60.0
Leduc City	207	188	98	60	120	68	0	0	425	316	34.5
Leduc County	94	61	0	0	0	0	0	0	94	61	54.1
Morinville Town	57	31	2	0	11	16	0	0	70	47	48.9
Parkland County	107	145	4	2	0	0	0	0	111	147	-24.5
Spruce Grove City	229	211	150	128	41	93	247	92	667	524	27.3
St. Albert City	136	118	40	38	7	0	150	428	333	584	-43.0
Stony Plain Town	64	61	40	22	15	14	0	34	119	131	-9.2
Strathcona County	175	162	74	68	20	31	144	0	413	261	58.2
Sturgeon County	86	85	0	0	0	0	0	0	86	85	1.2
Remainder of the CMA	14	19	0	0	0	0	0	36	14	55	-74.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	4,706	4,032	1,748	1,482	1,097	656	3,105	2,479	10,656	8,649	23.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Edmonton City	146	26	0	0	0	86	300	79
Beaumont Town	0	15	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	7	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	3	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	11	8	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	7	21	0	0	0	0	104	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	8	3	0	0	0	0	0	0
Strathcona County	0	4	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	36
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	176	80	7	0	0	86	404	186

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	858	386	10	6	1,333	665	1,231	1,049
Beaumont Town	4	42	0	0	0	0	0	104
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	7	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	56	68	64	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	11	16	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	41	93	0	0	0	92	247	0
St. Albert City	7	0	0	0	0	0	150	428
Stony Plain Town	15	14	0	0	0	0	0	34
Strathcona County	20	31	0	0	0	0	144	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	36
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,016	650	81	6	1,333	757	1,772	1,722

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Edmonton City	629	434	65	130	300	79	994	643
Beaumont Town	4	37	0	0	0	0	4	37
Calmar Town	2	5	0	0	0	0	2	5
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	56	34	0	0	7	71	63	105
Gibbons Town	1	0	0	0	0	0	1	0
Leduc City	27	37	0	0	0	0	27	37
Leduc County	8	13	0	0	0	0	8	13
Morinville Town	15	13	8	0	0	0	23	13
Parkland County	20	27	0	0	0	0	20	27
Spruce Grove City	70	121	3	6	104	0	177	127
St. Albert City	14	20	6	6	0	0	20	26
Stony Plain Town	21	36	8	3	0	0	29	39
Strathcona County	38	23	4	8	0	0	42	31
Sturgeon County	22	14	0	0	0	0	22	14
Remainder of the CMA	3	2	0	0	0	36	3	38
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	931	816	94	153	411	186	1,436	1,155

Table 3.5: Completions by Submarket and by Intended Market
January - August 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	4,705	3,736	1,969	1,051	1,245	1,059	7,919	5,846
Beaumont Town	124	167	0	0	0	104	124	271
Calmar Town	15	17	0	0	0	0	15	17
Devon Town	4	2	0	0	0	0	4	2
Fort Saskatchewan City	238	214	11	2	7	71	256	287
Gibbons Town	6	15	0	0	0	0	6	15
Leduc City	342	301	19	15	64	0	425	316
Leduc County	94	61	0	0	0	0	94	61
Morinville Town	62	43	8	4	0	0	70	47
Parkland County	111	147	0	0	0	0	111	147
Spruce Grove City	402	417	18	107	247	0	667	524
St. Albert City	156	124	27	32	150	428	333	584
Stony Plain Town	104	83	15	14	0	34	119	131
Strathcona County	212	202	57	59	144	0	413	261
Sturgeon County	86	85	0	0	0	0	86	85
Remainder of the CMA	14	19	0	0	0	36	14	55
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	6,675	5,633	2,124	1,284	1,857	1,732	10,656	8,649

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
August 2015	41	9.2	100	22.3	125	27.9	86	19.2	96	21.4	448	572,190	628,126
August 2014	73	19.6	138	37.1	92	24.7	27	7.3	42	11.3	372	485,550	544,209
Year-to-date 2015	318	10.0	738	23.2	959	30.1	522	16.4	645	20.3	3,182	551,077	626,514
Year-to-date 2014	557	20.7	869	32.3	696	25.9	231	8.6	334	12.4	2,687	492,981	554,138
Beaumont Town													
August 2015	1	11.1	1	11.1	5	55.6	1	11.1	1	11.1	9	--	--
August 2014	4	26.7	5	33.3	6	40.0	0	0.0	0	0.0	15	442,000	450,929
Year-to-date 2015	14	14.9	30	31.9	30	31.9	17	18.1	3	3.2	94	509,010	515,178
Year-to-date 2014	15	13.8	48	44.0	38	34.9	5	4.6	3	2.8	109	478,300	489,580
Calmar Town													
August 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2014	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2015	10	71.4	2	14.3	2	14.3	0	0.0	0	0.0	14	360,947	389,287
Year-to-date 2014	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	313,250	316,008
Devon Town													
August 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	--	--
Fort Saskatchewan City													
August 2015	1	4.0	10	40.0	6	24.0	6	24.0	2	8.0	25	510,000	546,852
August 2014	3	15.8	11	57.9	3	15.8	2	10.5	0	0.0	19	460,000	473,574
Year-to-date 2015	22	14.9	65	43.9	34	23.0	18	12.2	9	6.1	148	480,000	508,714
Year-to-date 2014	24	16.0	72	48.0	33	22.0	11	7.3	10	6.7	150	461,500	507,822
Gibbons Town													
August 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2014	13	86.7	2	13.3	0	0.0	0	0.0	0	0.0	15	345,000	355,733
Leduc City													
August 2015	5	50.0	3	30.0	1	10.0	1	10.0	0	0.0	10	398,776	421,336
August 2014	9	34.6	9	34.6	5	19.2	3	11.5	0	0.0	26	420,997	443,062
Year-to-date 2015	54	28.3	75	39.3	46	24.1	11	5.8	5	2.6	191	447,754	464,553
Year-to-date 2014	79	42.5	56	30.1	38	20.4	12	6.5	1	0.5	186	412,401	433,363
Leduc County													
August 2015	2	25.0	2	25.0	0	0.0	1	12.5	3	37.5	8	--	--
August 2014	2	13.3	3	20.0	2	13.3	5	33.3	3	20.0	15	601,500	587,046
Year-to-date 2015	25	26.3	18	18.9	15	15.8	11	11.6	26	27.4	95	512,500	549,620
Year-to-date 2014	8	12.9	16	25.8	10	16.1	17	27.4	11	17.7	62	553,706	567,290
Morinville Town													
August 2015	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0	10	400,000	413,349
August 2014	2	33.3	3	50.0	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2015	26	51.0	20	39.2	4	7.8	1	2.0	0	0.0	51	395,000	409,493
Year-to-date 2014	19	42.2	23	51.1	3	6.7	0	0.0	0	0.0	45	409,900	414,093

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
August 2015	2	28.6	0	0.0	1	14.3	0	0.0	4	57.1	7	–	–
August 2014	0	0.0	0	0.0	1	14.3	2	28.6	4	57.1	7	–	–
Year-to-date 2015	5	11.9	2	4.8	1	2.4	5	11.9	29	69.0	42	780,000	809,412
Year-to-date 2014	9	15.0	4	6.7	4	6.7	7	11.7	36	60.0	60	777,000	808,691
Spruce Grove City													
August 2015	5	15.6	13	40.6	6	18.8	4	12.5	4	12.5	32	487,400	528,794
August 2014	13	28.9	20	44.4	8	17.8	3	6.7	1	2.2	45	454,410	460,324
Year-to-date 2015	47	19.9	90	38.1	58	24.6	25	10.6	16	6.8	236	486,900	502,786
Year-to-date 2014	57	31.3	68	37.4	35	19.2	16	8.8	6	3.3	182	449,900	463,216
St. Albert City													
August 2015	0	0.0	1	6.7	4	26.7	2	13.3	8	53.3	15	713,136	685,537
August 2014	0	0.0	1	4.2	11	45.8	1	4.2	11	45.8	24	639,000	704,175
Year-to-date 2015	0	0.0	11	8.6	31	24.2	22	17.2	64	50.0	128	699,950	708,226
Year-to-date 2014	2	1.7	12	10.3	40	34.2	34	29.1	29	24.8	117	615,000	652,557
Stony Plain Town													
August 2015	0	0.0	9	75.0	2	16.7	1	8.3	0	0.0	12	455,991	487,241
August 2014	6	35.3	6	35.3	3	17.6	0	0.0	2	11.8	17	490,266	471,566
Year-to-date 2015	12	23.1	25	48.1	8	15.4	4	7.7	3	5.8	52	450,000	487,971
Year-to-date 2014	15	27.8	16	29.6	14	25.9	0	0.0	9	16.7	54	493,023	540,511
Strathcona County													
August 2015	1	3.8	11	42.3	10	38.5	0	0.0	4	15.4	26	508,500	603,815
August 2014	0	0.0	2	9.5	12	57.1	3	14.3	4	19.0	21	557,000	720,186
Year-to-date 2015	4	2.5	40	24.5	62	38.0	11	6.7	46	28.2	163	564,000	725,958
Year-to-date 2014	5	3.1	33	20.5	68	42.2	27	16.8	28	17.4	161	555,000	720,167
Sturgeon County													
August 2015	2	10.5	3	15.8	6	31.6	3	15.8	5	26.3	19	590,000	563,684
August 2014	1	7.7	2	15.4	4	30.8	4	30.8	2	15.4	13	560,000	618,077
Year-to-date 2015	10	13.0	15	19.5	19	24.7	13	16.9	20	26.0	77	590,000	600,208
Year-to-date 2014	11	13.9	11	13.9	17	21.5	20	25.3	20	25.3	79	610,000	626,557
Remainder of the CMA													
August 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	–	–
August 2014	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	–	–
Year-to-date 2015	8	72.7	0	0.0	0	0.0	1	9.1	2	18.2	11	390,000	464,555
Year-to-date 2014	6	46.2	2	15.4	1	7.7	2	15.4	2	15.4	13	410,000	499,238
First Nations													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Edmonton CMA													
August 2015	68	10.9	157	25.1	168	26.9	105	16.8	127	20.3	625	550,830	605,393
August 2014	118	20.1	201	34.3	148	25.3	50	8.5	69	11.8	586	489,900	542,233
Year-to-date 2015	558	12.4	1,134	25.2	1,271	28.3	661	14.7	868	19.3	4,492	539,160	606,923
Year-to-date 2014	837	21.2	1,235	31.3	998	25.3	382	9.7	489	12.4	3,941	493,536	552,102

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2015

Submarket	Aug 2015	Aug 2014	% Change	YTD 2015	YTD 2014	% Change
Edmonton City	628,126	544,209	15.4	626,514	554,138	13.1
Beaumont Town	--	450,929	n/a	515,178	489,580	5.2
Calmar Town	--	--	n/a	389,287	316,008	23.2
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	546,852	473,574	15.5	508,714	507,822	0.2
Gibbons Town	--	--	n/a	--	355,733	n/a
Leduc City	421,336	443,062	-4.9	464,553	433,363	7.2
Leduc County	--	587,046	n/a	549,620	567,290	-3.1
Morinville Town	413,349	--	n/a	409,493	414,093	-1.1
Parkland County	--	--	n/a	809,412	808,691	0.1
Spruce Grove City	528,794	460,324	14.9	502,786	463,216	8.5
St. Albert City	685,537	704,175	-2.6	708,226	652,557	8.5
Stony Plain Town	487,241	471,566	3.3	487,971	540,511	-9.7
Strathcona County	603,815	720,186	-16.2	725,958	720,167	0.8
Sturgeon County	563,684	618,077	-8.8	600,208	626,557	-4.2
Remainder of the CMA	--	--	n/a	464,555	499,238	-6.9
First Nations	--	--	n/a	--	--	n/a
Edmonton CMA	605,393	542,233	11.6	606,923	552,102	9.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton August 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	987	-8.2	1,565	2,282	2,538	61.7	343,545	6.2	353,907
	February	1,254	-3.6	1,579	2,178	2,362	66.9	357,061	6.8	359,851
	March	1,748	6.3	1,666	2,950	2,618	63.6	358,464	2.2	354,170
	April	2,098	14.1	1,653	3,436	2,701	61.2	362,586	3.9	354,615
	May	2,235	3.9	1,711	3,869	2,718	63.0	368,345	5.0	356,736
	June	2,188	6.6	1,673	3,384	2,654	63.0	367,489	4.0	358,590
	July	2,081	-2.6	1,663	3,102	2,660	62.5	359,574	4.1	356,914
	August	1,736	-1.0	1,756	2,619	2,614	67.2	362,418	3.9	361,408
	September	1,778	3.9	1,684	2,519	2,480	67.9	367,381	5.0	365,470
	October	1,611	-4.2	1,704	2,334	2,661	64.0	359,579	8.2	367,794
	November	1,280	-0.9	1,784	1,590	2,638	67.6	377,885	11.2	385,964
	December	861	-6.0	1,420	1,052	2,672	53.1	355,666	2.5	364,573
2015	January	763	-22.7	1,298	2,622	2,997	43.3	368,973	7.4	379,006
	February	1,044	-16.7	1,326	2,731	2,943	45.1	359,392	0.7	365,258
	March	1,641	-6.1	1,471	3,578	2,974	49.5	371,118	3.5	365,436
	April	1,820	-13.3	1,495	3,788	2,960	50.5	373,526	3.0	367,011
	May	1,999	-10.6	1,604	3,718	2,761	58.1	377,519	2.5	365,888
	June	2,244	2.6	1,595	3,679	2,750	58.0	375,622	2.2	366,427
	July	2,018	-3.0	1,638	3,555	2,976	55.0	369,273	2.7	367,095
	August	1,684	-3.0	1,620	3,259	3,159	51.3	366,286	1.1	365,390
	September									
	October									
	November									
	December									
	Q2 2014	6,521	7.9		10,689			366,205	4.3	
	Q2 2015	6,063	-7.0		11,185			375,619	2.6	
	YTD 2014	14,327	2.7		23,820			361,477	4.4	
	YTD 2015	13,213	-7.8		26,930			371,235	2.7	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
August 2015

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	90.8	129.6	736	5.4	73.6	1,068
	February	595	3.14	5.24	90.9	130.4	740	4.9	73.4	1,076
	March	581	3.14	4.99	90.9	132.5	743	4.7	73.4	1,070
	April	570	3.14	4.79	90.7	131.9	747	4.9	73.7	1,068
	May	570	3.14	4.79	91.0	132.1	745	5.4	73.7	1,068
	June	570	3.14	4.79	91.1	132.1	745	5.6	73.6	1,068
	July	570	3.14	4.79	91.1	132.4	744	5.4	73.1	1,066
	August	570	3.14	4.79	91.3	132.2	741	5.3	72.6	1,063
	September	570	3.14	4.79	91.5	132.3	740	5.4	72.4	1,072
	October	570	3.14	4.79	91.5	132.8	744	5.3	72.6	1,072
	November	570	3.14	4.79	91.6	131.9	745	5.2	72.5	1,065
	December	570	3.14	4.79	91.6	131.1	748	4.8	72.3	1,058
2015	January	570	3.14	4.79	91.4	130.5	749	4.8	72.3	1,056
	February	567	2.89	4.74	91.6	131.6	754	4.8	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	756	5.3	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	754	5.8	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	751	6.3	73.1	1,103
	June	561	2.89	4.64	91.5	134.1	753	5.9	72.8	1,113
	July	561	2.89	4.64	91.5	134.1	753	5.7	72.4	1,115
	August	561	2.89	4.64		134.7	756	5.5	72.4	1,109
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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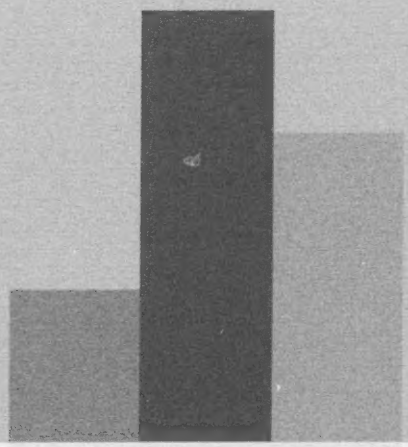

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- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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- Housing Now, Canada
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